



**4017 - 4261 E Little Creek, Norfolk, VA 23518**

# East Beach Marketplace

Prime Retail Opportunity: Join Top National Tenants in a High-Traffic Location Near Naval Amphibious Base Little Creek

East Beach Marketplace features a newly renovated anchor, Food Lion, and hosts a range of national retailers, including CVS Pharmacy, Planet Fitness, Starbucks, Verizon, Family Dollar, and Papa John's. Conveniently located next to the Naval Amphibious Base Little Creek, East Beach Marketplace caters to the 24,602 active military and civilian personnel stationed there. The JEB-LC is one of the largest military bases on the East Coast and ranks among Virginia's largest employers.

Accelerating success.

1,238 -  
7,400 SF  
Available

**George Fox**

Executive Vice President  
+1 757 217 1898  
george.fox@colliers.com

**Ben Clarke**

Associate  
+1 757 217 1877  
ben.clarke@colliers.com

**Colliers**

150 West Main Street  
Suite 1100  
Norfolk, VA 23510  
Main: +1 757 490 3300  
colliers.com



# Property Highlights



**Three Spaces Available**



**96 Luxury Apartments Coming Soon!**



**Pylon Signage Available on both Shore Drive and E Little Creek Rd**

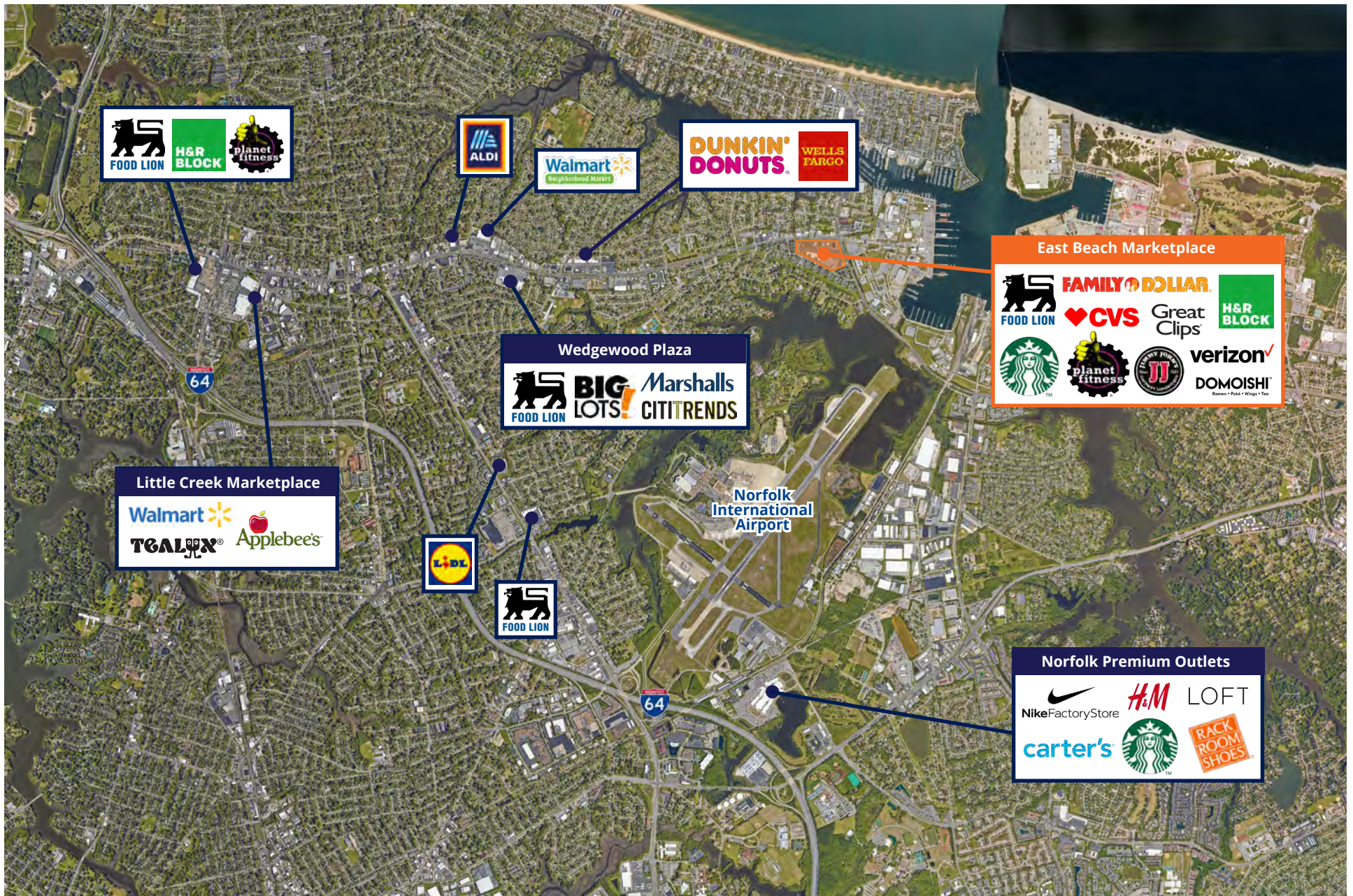


## Site Plan



<b>A</b>	Jimmy John's	1,480 SF	<b>4245</b>	Planet Fitness	16,900 SF
<b>B</b>	Great Clips	1,198 SF	<b>4243</b>	H & R Block	1,770 SF
<b>C</b>	5 Star Nutrition	1,287 SF	<b>4241</b>	Studio East Salon	2,467 SF
<b>4253</b>	Food Lion	42,000 SF	<b>4239</b>	<b>Bon Secours (COMING AVAILABLE)</b>	<b>6,450 SF</b>
<b>4251</b>	Owner Project '25-26	32,900 SF	<b>4031</b>	Family Dollar	10,800 SF
<b>4249</b>	Sushi King	13,950 SF	<b>4213</b>	Dirty Buffalo	4,658 SF
<b>4249-A</b>	Domoishi	1,200 SF	<b>4213-C</b>	Starbucks	1,872 SF
<b>4249-B</b>	California Nails	1,500 SF	<b>4213-B</b>	Domino's	1,414 SF
<b>4249-C</b>	<b>AVAILABLE</b>	<b>1,238 SF</b>	<b>4213-A</b>	Verizon Wireless	1,414 SF
<b>4247</b>	<b>AVAILABLE</b>	<b>7,400 SF</b>	<b>PAD</b>	CVS Pharmacy	1,200 SF





# Retailer Map



Over 62,000 VPD on the intersection of Shore Drive and E Little Creek Road



Location caters to the 5 surrounding submarkets of Shore Drive, E. Little Creek, East Beach, Ocean View, and Naval Base





# Market Overview

NORFOLK, VA



3-Mile Average  
Disposable Income  
**\$73,576**



5-Mile  
Population  
**211,000+**



5-Mile Average  
household income  
**\$103,828**



Total Businesses  
in 3-Mile Radius  
**3,831**

## Demographics

	1 Mile	3 Mile	5 Mile
Total Households	4,412	26,593	79,545
Total Population	9,957	63,298	190,381
Average Household Income	\$120,900	\$89,693	\$90,966











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